

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL S-16
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Alfred A. Slifka, 22 Sunset Drive, Randolph, Massachusetts, has expressed a desire to purchase said Disposition Parcel S-16 for the purpose of providing open space area and needed off-street parking for its lessee, Birch Haven Nursing Home;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Resolution of the Authority adopted May 11, 1967, designating Birch Haven Nursing Home as redeveloper of Disposition Parcel S-16 is hereby rescinded.

2. That Alfred A. Slifka be and hereby is designated as Redeveloper of Disposition Parcel S-16 subject to:

- a. Concurrence in the proposed disposal transaction by Department of Housing and Urban Development.
- b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.
- c. Execution and recordation of a lease, Alfred A. Slifka, Lessor and Birch Haven Nursing Home, Inc., Lessee, which lease will expire February 18, 2003 and incorporate provisions of the Land Disposition Agreement by and between Boston Redevelopment Authority and Alfred A. Slifka.

3. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

4. That it is hereby determined that Alfred A. Slifka possesses the qualifications and financial resources to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

5. That the Development Administrator is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcel S-16 between the Authority as Seller and Alfred A. Slifka as Buyer in consideration of a purchase price of One Hundred Fifty (\$150.00) Dollars (subject to HUD concurrence) and the Buyer's Agreement to commence the development of the parcel for parking purposes within thirty (30) days of the date of conveyance and completion within one hundred eighty (180) days thereafter, such Agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority.

That the Development Administrator is further authorized to execute and deliver a deed conveying said property pursuant to such Disposition Agreement; and that the execution by the Development Administrator of such agreement and deed to which a Certificate of this vote is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

May 23, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: Designation of Redeveloper
Disposition Parcel S-16
Washington Park Urban Renewal Area
Project No. Mass. R-24

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SUMMARY: This memorandum requests that the Authority designate Alfred A. Slifka as Redeveloper of Disposition Parcel S-16.

On May 18, 1967, the Authority designated Birch Haven Nursing Home as Redeveloper of Disposition Parcel S-16, a fringe parcel consisting of approximately 4,000 square feet located at 118 Harrold Street. The then intended Redeveloper proposed to develop this parcel for patient open space and parking for the Nursing Home.

Prior to the scheduled conveyance of Parcel S-16, the attorney representing Birch Haven Nursing Home proposed that the title be conveyed to Alfred A. Slifka, 22 Sunset Drive, Randolph, Massachusetts, and that correspondingly Alfred A. Slifka be designated as developer of Parcel S-16.

There is substantial identity of interest between Alfred A. Slifka and the Birch Haven Nursing Home. The Redeveloper is an incorporator and officer of the Birch Haven Nursing Home and owns 20% of the outstanding shares thereof. The Redeveloper will execute and record a lease, Alfred A. Slifka, Lessor, and Birch Haven Nursing Home, Inc., Lessee, for the term of the Washington Park Urban Renewal Plan, which Lease will expire February 18, 2003, and incorporate the provisions of the Land Disposition Agreement by and between the Boston Redevelopment Authority and Alfred A. Slifka.

Alfred A. Slifka has submitted the required documentation and appears financially capable of purchasing this fringe parcel. The Authority by vote taken January 18, 1968, approved a minimum disposition price of \$150.00 for this parcel.

It is recommended that the Authority adopt the attached Resolution designating Alfred A. Slifka as Redeveloper of Disposition Parcel S-16.

Attachment

